



PLANNING &
DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

January 19, 2024,

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of DENIAL at the February 15, 2024, Town Council of Bristol meetings:

- Petitioner: Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust represented by Pinnacle Properties
Petition: for a zone map change from A-1 to M-2.
Location: north and south side of CR 23, between CR 10 & CR 14, in Jefferson Township.
Plan Commission Vote (For Denial): Yes: 9; No: 0
Remonstrators Present: Yes
Development Issues: Concerns about: 1. Negative effects from existing manufacturing areas; 2. Potential negative effects on property values; 3. Increases to traffic

Sincerely,

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 11, 2024

Transaction Number: RZ-0804-2023.

Parcel Number(s): 20-03-33-300-001.000-031, 20-03-33-300-002.000-031, 20-03-33-300-003.000-031, 20-03-33-400-007.000-031, 20-03-33-400-013.000-031, 20-03-33-400-016.000-031, 20-03-34-300-002.000-031, 20-03-34-300-004.000-031, 20-03-34-300-007.000-031, 20-03-34-300-010.000-031, 20-03-34-300-013.000-031, 20-07-03-126-001.000-019.

Existing Zoning: A-1.

Petition: for a zone map change from A-1 to M-2.

Petitioner: Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust, represented by Pinnacle Properties.

Location: north and south side of CR 23, between CR 10 & CR 14, in Jefferson Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1	Agricultural
North	M-1, M-2	Manufacturing
South	A-1	Agricultural, Residential
East	M-1, A-1	Agricultural
West	M-2, A-1	Agricultural, Manufacturing

Site Description: The site is made up of 12 different agricultural parcels totaling 413.22 acres. All the parcels are in the town of Bristol.

History and General Notes:

- None

Zoning District Purpose Statement: The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts.

Staff Analysis: The purpose of this rezoning petition is to expand the manufacturing district located on the south side of Bristol.

Plan Commission Staff Report (Continued)

Hearing Date: January 11, 2024

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Bristol Comprehensive Plan calls for this area to become an employment center. Creating more employment opportunities within this site complies with the comprehensive plan.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The north, east, and west of the property are M zoned properties with industrial uses being developed.
3. The most desirable use of the subject property is agricultural or industrial.
4. The request conserves property values. The rezoning allows for new development to occur.
5. The proposed rezoning promotes responsible growth and development. This rezoning is connected to and expanding an already existing manufacturing hub, as well as the site being marked for development in the comprehensive plan.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development

Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0804-2023

Rezoning - Rezoning

Date: 12/04/2023 Meeting Date: January 11, 2024 Transaction #: RZ-0804-2023
Plan Commission Hearing (Rezoning)

Description: for a zone map change from A-1 TO M-2

<u>Contacts: Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Pinnacle Properties 418 S Main St Elkhart, IN 46516	Pinnacle Properties 418 S Main St Elkhart, IN 46516	Barbara Christine Truee Wilhelm 6317 Hialeah Ct Tallahassee, FL 323092008

Site Address: 00000 County Road 23 BRISTOL, IN 46507	Parcel Number:	20-03-33-300-001.000-031 20-03-33-300-002.000-031 20-03-33-300-003.000-031 20-03-33-400-007.000-031 20-03-33-400-013.000-031 20-03-33-400-016.000-031 20-03-34-300-002.000-031 20-03-34-300-004.000-031 20-03-34-300-007.000-031 20-03-34-300-010.000-031 20-03-34-300-013.000-031 20-07-03-126-001.000-031
---	----------------	--

Township: Jefferson
Location: NORTH AND SOUTH SIDE OF CR 23, SOUTHWEST OF CR 10

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1 NPO List:

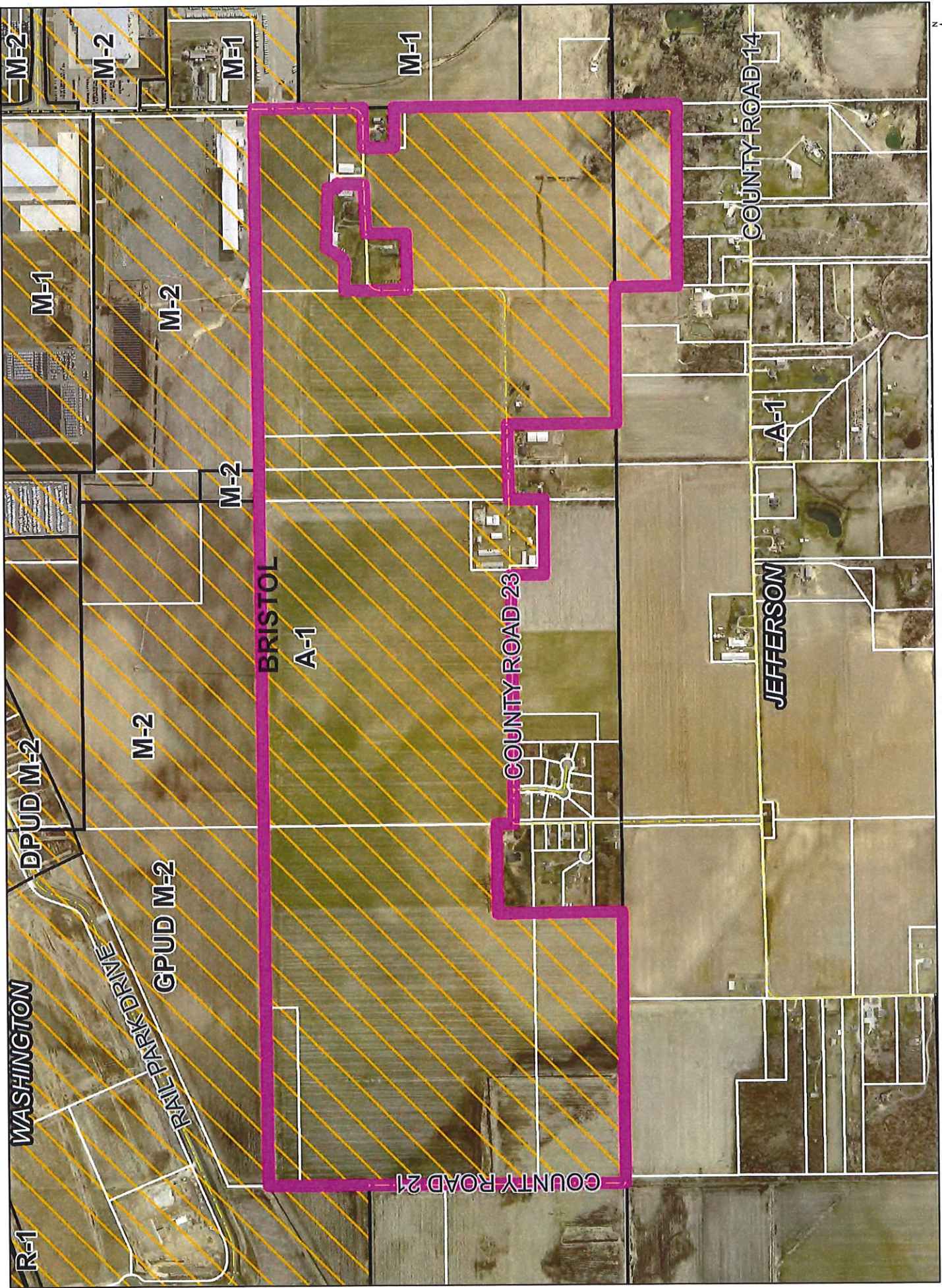
Present Use of Property: VACANT LAND/AGRICULTURAL

Legal Description:

Comments:

Applicant Signature: Department Signature:

RZ-0804-2023

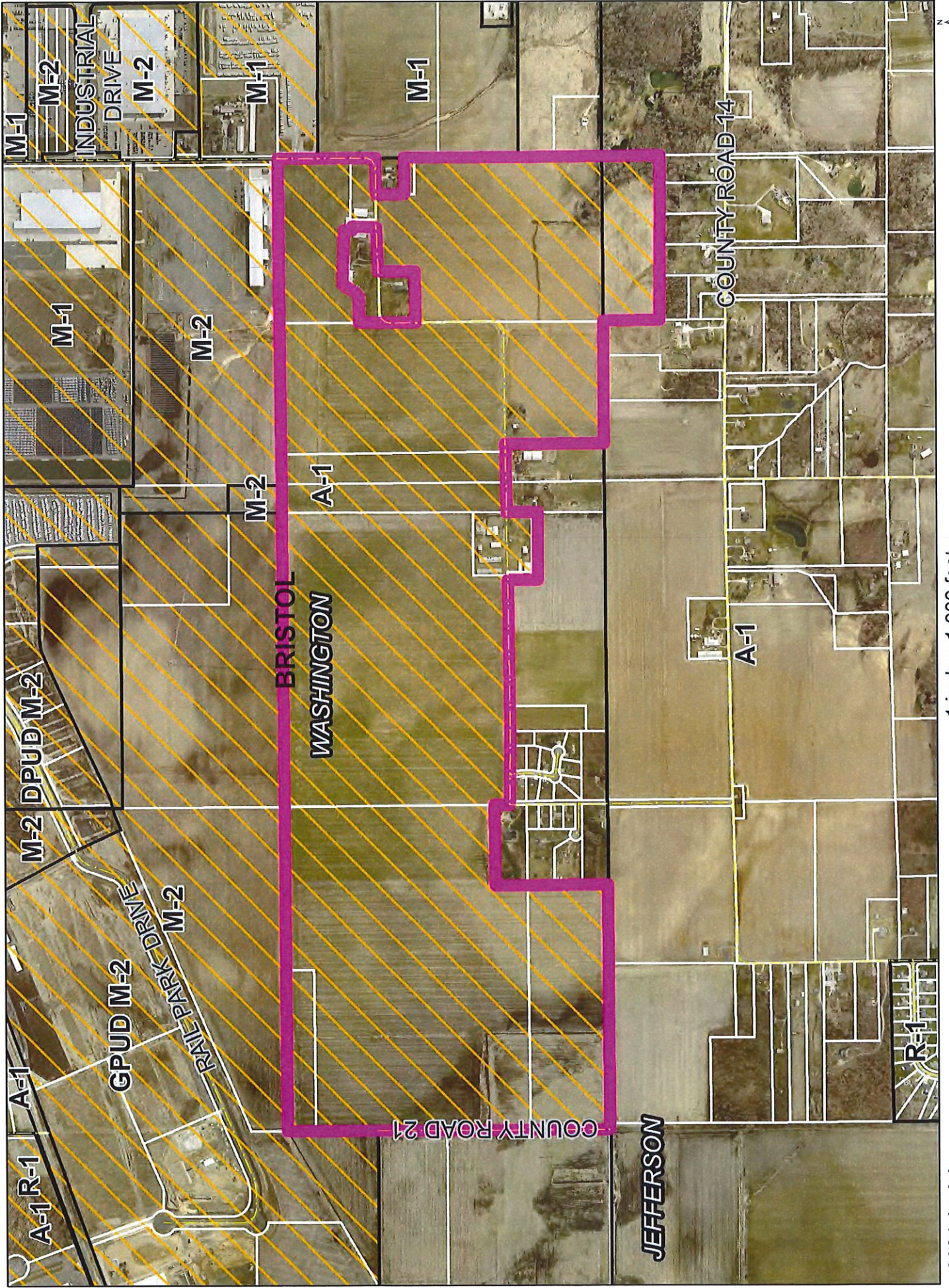


2021 Aerials

1 inch = 900 feet



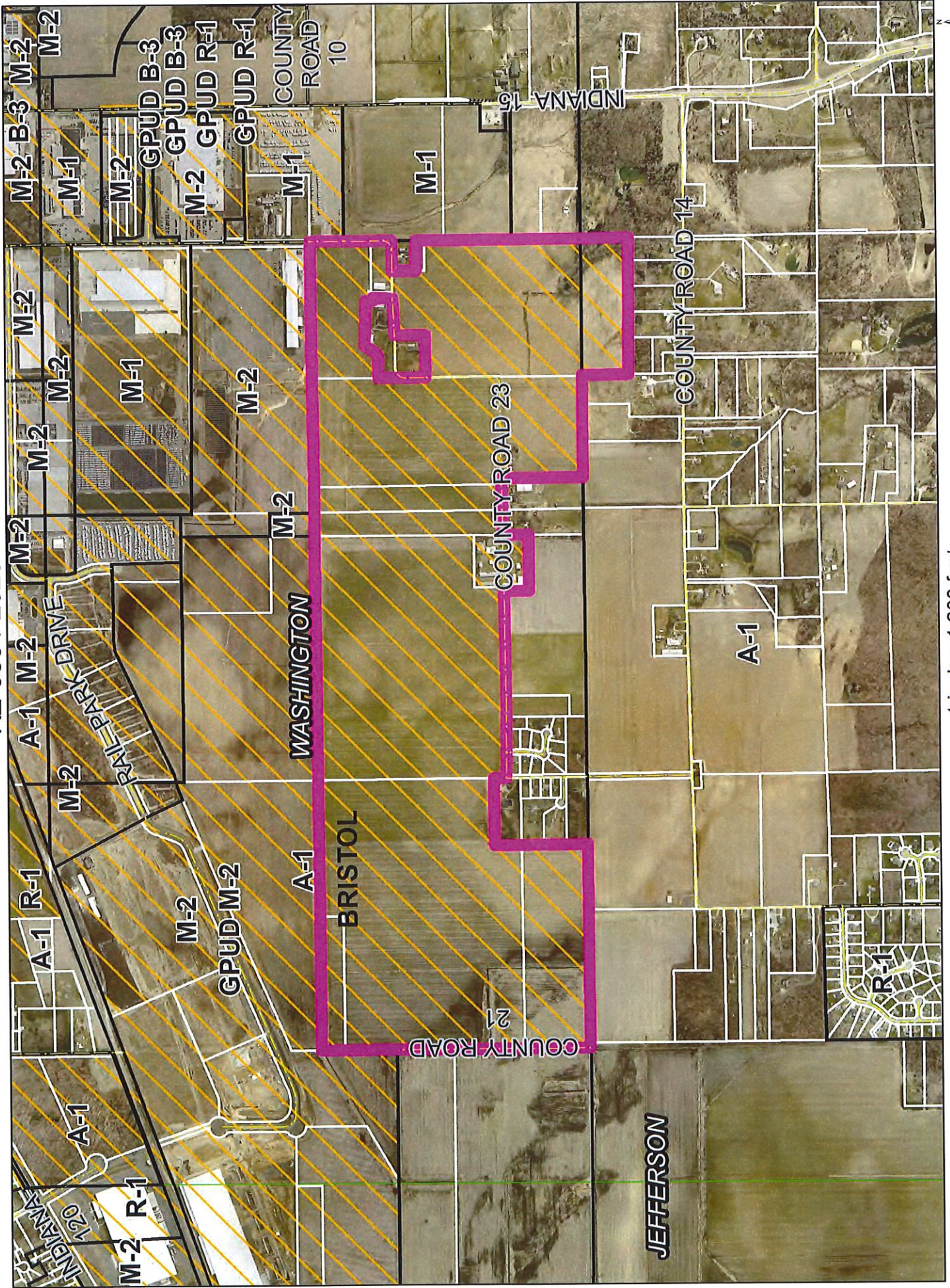
RZ-0804-2023



1 inch = 1,000 feet

2021 Aerials

RZ-0804-2023



1 inch = 1,200 feet

2021 Aerials